

From: [REDACTED]
Subject: Northampton Local Plan (Part 2) Options Consultation
Date: 02 November 2016 10:41:51
Attachments: [Northampton Options BCW Response.doc](#)

Please find attached a response to the Local Plan Options Consultation from the Borough Council of Wellingborough

Regards,

Sue Bateman
Senior Planning Officer
Borough Council of Wellingborough

Tel: [REDACTED]

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Sue Bateman
Senior Planning Officer
T: [REDACTED]
F: 01933 231762
E: [REDACTED]

Planning Policy, Regeneration, Enterprise & Planning
Directorate
Northampton Borough Council
The Guildhall
St Giles Square
Northampton
NN1 1DE

Date: 2 November 2016

Your Ref:

Our Ref:

By email to: [REDACTED]

Dear Sirs

Northampton Local Plan (Part 2) Options Consultation Paper

The Development Committee considered the above document on 31 October 2016 and resolved to comment as follows:

Thank you for consulting the Borough Council of Wellingborough (BCW) on the options consultation for the Northampton Local Plan (Part 2).

BCW raises no objections to the overall approach set out in the options paper and does not feel the need to comment in detail on the vision, objectives and specific questions set out. BCW will continue to work with Northampton Borough Council and other neighbouring authorities through the Duty to Cooperate as required by the Localism Act 2011 and the NPPF.

It is noted that the urban area of Northampton has limited amounts of space available and that as a result there is likely to be a shortfall of land to accommodate dwellings in order to meet identified future needs. BCW supports the approach of setting a minimum residential density in order to make the best use of land. BCW also supports the need to update the SHLAA and to explore all the reasonable options to provide land to accommodate new homes as well as employment and other uses to support growth.

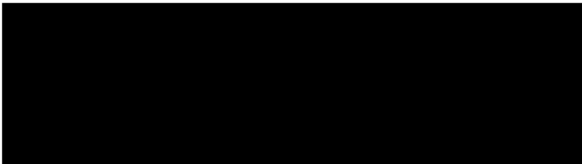
The examination into the North Northants Joint Core Strategy considered whether there was a need to accommodate any of the growth associated with Northampton within North Northants in this plan period. The inspector concluded at paragraph 8 of his report that the duty to co-operate has been met and *'any future requests that may come from neighbours for help in regard to their objectively assessed needs would be a matter for a plan review to consider at the appropriate stage(s)'*. He also considered specific representations relating to growth associated with Northampton in this borough and at paragraph 129 concluded *'Further major development to the north of Northampton might well assist in bringing forward the delivery of the full A43 dualling sought by NCC through additional financial contributions, but is neither required to meet objectively assessed needs at present, nor consistent with the Plan's overall spatial strategy,*



which is sound. Such proposals may need to be considered in the long term to help meet the county's needs, but are a matter for a review of this Plan and/or that of the West Northamptonshire JCS to address in due course. Similar conclusions apply in respect of land east of Northampton (and west of Ecton) in Wellingborough district, notwithstanding its relatively sustainable location on the edge of the existing built up area of the town.'

It is therefore considered that reasonable options to accommodate new homes and employment would not include sites or areas within **this** borough at **this** stage. Should it not be possible to accommodate the level of growth within the Northampton area then other sites within the area covered by the West Northants Joint Core Strategy should be considered first. If after all these avenues are explored the level of need still cannot be accommodated then this would be a matter for a review of the West Northants Joint Core Strategy to consider. In this eventuality the BCW would of course fully participate with other partners including the North Northamptonshire Joint Planning Unit to consider reasonable options, this would not automatically assume the need to continue expanding the town of Northampton.

Yours faithfully



Sue Bateman
Senior Planning Officer